MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

APRIL 3, 2018

CALL TO ORDER:
Mayor Patino called the meeting to order at 5:00 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Stilwell, City Attorney Trujillo, Director of Human Resources & Records Anderson, and Chief Deputy City Clerk Garietz.

PUBLIC COMMENT:
There were no requests to speak.

RECESS:
Mayor Patino recessed to a Closed Session at 5:02 p.m. for: 1) CONFERENCE WITH LABOR NEGOTIATORS pursuant to Section 54957.6 of the Government Code. Agency representatives: City Manager and Director of Human Resources & Records. Employee Organizations: Service Employees International Union (SEIU) Local 620, Santa Maria Police Association of Middle Management (SMPAMM), Santa Maria City Fire Fighters' Union Local 2020 (Local), Non-Represented Management and Confidential Employees, and Public Safety Managers; 2) CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION pursuant to Subdivision (d)(1) of Government Code Section 54956.9., People of the State of California, et al. v. Dario Pini, Case No. 17CV04520, Superior Court of California, County of Santa Barbara.

INVOCATION:
Councilmember Waterfield gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Cordero led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 5:55 p.m. due to the Closed Session running longer than expected.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Stilwell, City Attorney Trujillo, Director of Human Resources & Records Anderson, Fire Chief Champion, Police Chief Hansen, Director of Finance Harvey, City Librarian Housel, Director of Public Works Kahn, Director of Community Development Ng, Director of Recreation & Parks Posada, Director of Utilities Springer, Assistant City Manager Wiemiller, and Chief Deputy City Clerk Garietz.

CLOSED SESSION REPORT
City Attorney Trujillo announced that there was no reportable action associated with the Closed Session Items.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:

A. PROCLAMATION – SEXUAL ASSAULT AWARENESS MONTH
Councilmember Waterfield presented a proclamation recognizing the month of April 2018 as "Sexual Assault Awareness Month." Kathleen Ramos, Community Outreach Presenter, accepted the Proclamation on behalf of the North County Rape Crisis Center.

B. PROCLAMATION - DONATE LIFE MONTH
Councilmember Boysen presented a proclamation recognizing the month of April 2018 as "Donate Life Month" in the City of Santa Maria. Scott Burns, a kidney transplant recipient, accepted the proclamation.

2. PUBLIC COMMENT
Mary Jacka, Abraham Melendrez, Sara Macdonald, and Jennifer Lopez each spoke about youth safety and requested that the City Council implement a school buffer zone prohibiting the placement of gun stores in the vicinity of schools.

Bob Orach, representing Elks Recreation, spoke about 2018 Go Rodeo Days, the Window Decorating Contest, and the call for businesses to decorate local stores and ask their employees to dress in rodeo fashion during the month of May. He indicated that art students in high school are interested in participating in painting store front windows saying that Elks Recreation is raising funds for paint and paint supplies.

Franzisk Shepard spoke about parking issues in front of her house with the overflow parking from Marian Regional Medical Center and requested that the City assist her with permitted parking in front of her house.

Pastor Carl Nielson announced the next Serve Santa Maria would be held on Saturday, April 14, 2018.

City Manager Stilwell commented on land use ordinances and land use regulations saying that anytime the City Council adopts an ordinance, the ordinance is in effect going forward but does not necessarily apply to existing properties. He also announced that City staff had been working with Marian Regional Medical Center staff to iron out parking issues in surrounding neighborhoods. Parking signs are being updated for better visibility and an item regarding parking on East Cypress will be brought before the City Council for approval. Additionally, staff will work with Ms. Shepard on her concerns.

Councilmember Waterfield asked if the area around the fire hydrant near Ms. Shepard's home could be painted red as drivers consistently park in front of it.

Mayor Patino added that there were issues with speeding drivers and pedestrians not using the crosswalk to get to and from the hospital.

3. CONSENT CALENDAR:
Consent Calendar Items 3A through 3J were approved on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the regular meeting of the City Council of March 20, 2018, were approved as submitted.

C. SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 620 MOU
Resolution No. 2018-24 was adopted approving an amendment to and extension of the current Memorandum of Understanding with the Service Employees International Union (SEIU) Local 620.

Resolution No. 2018-24 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN AMENDMENT TO AND AN EXTENSION OF THE MEMORANDUM OF UNDERSTANDING WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 620.

D. BOND RELEASE - HERITAGE AT WESTGATE RANCH, TRACT 5969, PHASES 3-6
City Council accepted as complete the public improvements associated with Heritage at Westgate Ranch, Tract 5969, Phases 3 and 4, and authorized the release of a Faithful Performance Bond [#4401300] in the reduced amount of $100,000 posted in the form of a Surety to guarantee the construction and installation of public improvements; ordered that the Contractor, Labor, and Material Bond in the amount of $262,922.42 and the Guarantee and Defective Material Bond in the amount of $52,584.48 be retained for six (6) months and one (1) year, respectively, from the date of the release of the Faithful Performance Bond for Public Improvements; and accepted as complete the boundary wall improvements associated with Heritage at Westgate Ranch, Tract 5969, Phases 5 and 6, and authorized the release of a Faithful Performance Bond [#4408151] in the amount of $323,527 posted in the form of a Surety to guarantee the construction and installation of boundary walls; and ordered that the Contractor, Labor, and Material Bond in the amount of $161,763.50 be retained for six (6) months from the date of the release of the Faithful Performance Bond for Boundary Walls.

E. ORDINANCE NO. 2018-04 ADOPTION – ZONING MAP AMENDMENT
Ordinance No. 2018-04 was adopted amending the official zoning map on approximately 0.1 acres located at 121 West Jones Street.

Ordinance No. 2018-04 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP ON APPROXIMATELY 0.1 ACRES LOCATED AT 121 WEST JONES STREET.

F. ORDINANCE NO. 2018-05 ADOPTION – DOWNTOWN SPECIFIC PLAN AMENDMENT
Ordinance No. 2018-05 was adopted authorizing amendments to the Downtown Specific Plan for approximately 0.1 acres located at 121 West Jones Street (SPZ2017-0001).

Ordinance No. 2018-05 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING AMENDMENTS TO THE DOWNTOWN SPECIFIC PLAN FOR APPROXIMATELY 0.1 ACRES LOCATED AT 121 WEST JONES STREET (SPZ2017-0001)

G. WARRANTS
Warrant Nos. 213142 to 213369 totaling $2,621,169.34 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance. Warrant Nos. 206843, 211229, and 211496 were cancelled.

H. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance and having been approved for payment by the Director of Finance.

I. NOTICE OF CONTRACT COMPLETION – BID NO. 2016/02 JIM MAY BIOFILTER PROJECT
The City Council approved the Notice of Contract Completion for Bid No. 2016/02, Jim May Biofilter Project and directed the Chief Deputy City Clerk to record the same.

J. SENATE BILL 1 – STATE OF GOOD REPAIR PROGRAM
Resolution No. 2018-25 was adopted authorizing the execution of the Certifications and Assurances for FY 2017/18-2020/21 Senate Bill 1 – State of Good Repair Program; and the receipt of grant funding as an eligible local sub-recipient of Santa Barbara County Association of Governments.

Resolution No. 2018-25 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AUTHORIZATION FOR THE EXECUTION OF THE CERTIFICATIONS AND ASSURANCES FOR THE CALIFORNIA STATE OF GOOD REPAIR PROGRAM.

APPOINTMENT

4. ANNUAL APPOINTMENTS TO VARIOUS BOARDS AND COMMITTEES. Chief Deputy City Clerk Garietz reported the City Council would be making one appointment to the Library Board of Trustees.

There was one (1) vacancy on the Board and two (2) new applications were received from Robert Curry and Helen Galvan.

Councilmember Cordero commented that he spoke with Mr. Curry and recommended the City Council appoint Mr. Curry.

Mayor Patino asked if the both applicants can be appointed even though there was only one vacancy.

City Attorney Trujillo suggested appointing one applicant this evening and the other the next time vacancies occur (in July).

City Librarian Housel provided City Attorney Trujillo with the Education Code citing the requirement for the Library Board to have only five members; however, City Attorney Trujillo said staff will research the matter to determine if it is a State-wide regulation or if the Council has the authority to change the number of trustees.

The City Council agreed to postpone making an appointment until staff was able to determine if the Library Board could be expanded.

PUBLIC HEARING

5. APPEAL OF GREAT AMERICAN SELF-STORAGE PLANNED DEVELOPMENT PERMIT AT 1265 WEST BETTERAVIA ROAD (PD2017-0019). The City Council considered an appeal of the Planning Commission's approval of a Planned Development Permit (PD2017-0019) for Great American Self-Storage.

On February 21, 2018, the Planning Commission voted 4-0-1 (Commissioner Hernandez absent) to approve the project.

Community Development Director Ng announced that neither the applicant nor the appellant were available to participate in the hearing. However, the representative for the applicant was available and in the audience. He asked the City Council whether they preferred to go forward with the item.

Councilmember Waterfield asked to hear from the public speakers saying there was no reason to delay the hearing. The appellant, Mr. Stratton, had expressed concern for parking issues, but the proposed parking covered the needs of the project while staying within City guidelines.

Applicant comments
Laurie Tamura of Urban Planning Concepts, representing Applicant David Pick, commented that she had been working with Mr. Pick over the last six months along with the landowners, Mark and Burt Fugate. She stated that abundant parking had been provided for the project and had been signed off on by the City's Fire Marshal as it was designed for the larger fire trucks to have access. Additionally, covered RV parking would be available once the project was completed.

Councilmember Waterfield asked if the appellant, Mr. Stratton, had been at the Planning Commission meeting.

Ms. Tamura responded that she did not believe he had responded to the environmental review document or attend the hearing.

Councilmember Boysen asked if there was a requirement that the appellant attend the meeting.

City Attorney Trujillo responded that it is within the Council's discretion to require the appellant to attend the hearing. Staff did not know why Mr. Stratton was not in attendance, but the meeting had been properly noticed and Council could go forward with the item if they chose to.

Written communications
There were no written communications.

Public hearing
Mayor Patino opened the Public Hearing at 6:35 p.m.

Burt Fugate, one of the property owners of the site, spoke about how much work had already gone into the project. He added he was unclear of the reason for the appeal, and he encouraged the Council not to delay the project.

Ernest Armenta suggested that persons submitting appeals attend the Council meeting or be denied their appeal.

Mayor Patino closed the Public Hearing 6:40 p.m.

Council discussion
There was no Council discussion.

Resolution No. 2018-26 was adopted upholding the Planning Commission's approval of the Great American Self-Storage Planned Development Permit at 1265 West Betteravia Road, on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2018-26 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, TO UPHOLD THE PLANNING COMMISSION APPROVAL OF THE GREAT AMERICAN SELF-STORAGE PLANNED DEVELOPMENT PERMIT AT 1265 WEST BETTERAVIA ROAD.

REPORT BY CITY MANAGER:
City Manager Stilwell reported the next regular City Council meeting would be April 17, 2018. Items on the agenda would include the appointment to the Library Board of Trustees; an appeal for a mini-storage project; an update on the General Plan; and the closure of the Diablo Canyon Power Plant.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Boysen reported that he attended a Central Coast Water Authority monthly Board meeting.

Councilmember Waterfield reported she spoke on the Ben Heighes Radio Show; attended the Minerva Club fundraiser; and attended the Home for Good Funders Collaborative meeting.

Councilmember Moats reported that he attended a meeting with the Santa Maria Public Airport District and the City's Arts Committee meeting.

Councilmember Cordero reported he attended the *Battle of the Books* for Santa Maria-Bonita School District; the Home for Good Funders Collaborative meeting; and the Police Department Badge Pinning and Swearing-in for a new Police Officer.

Mayor Patino reported that she attended the Santa Maria Public Airport District meeting; the Business Advisory Committee meeting at Santa Maria High School; a Mental Health Stakeholder Forum; the Home for Good Funders Collaborative meeting; the Elks Recreation Window Art Committee meeting; the Santa Maria Humane Society open house; and the Police Department Badge Pinning and Swearing-in for a new Police Officer.

New Santa Maria Times Reporter, Razi Syed, was introduced to the audience.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 6:52 p.m.

APPROVED:

April 17, 2018
Date

Rhonda M. Garietz, CMC
Chief Deputy City Clerk and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk